



BOROUGH OF MOUNTAIN SIDE

1385 ROUTE 22
MOUNTAIN SIDE, NEW JERSEY 07092

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A G E N D A

NOVEMBER 29, 2016

7:30 p.m.

NEW BUSINESS:

Board of Adjustment:

Madison Honda, 152 Glen Road, Block 24.10, Lot 3 – Applicants are proposing an outdoor storage of vehicles. Existing variance includes side yard parking. New variances include shared parking, commercial motor vehicle storage, insufficient parking ingress/egress aisle width, and insufficient parking.

Stage House Tavern 3 – Applicant proposes a site plan and development for an expansion of a new restaurant, including outdoor seating and bar area. New variances include a use variance for the restaurant, retail sales, front yard-50 feet on Route 22 where 43.8 feet is proposed, lot coverage over 75 percent where 90.2 percent is proposed, front yard parking, insufficient parking, trash enclosure in the rear yard setback, and number of wall signs. Existing variances include insufficient parking space size, and insufficient parking lot aisle width.

WITHDRAWN:

Eugene Lord, 1283 and 1289 Route 22, Block 18, Lots 11, 12, 13, 14, 15 – Applicant is proposing a use variance, and site plan and development to construct a multi-family, 12-unit townhouse development in the O-B Zone. New variances include front yard under 50 feet where 18 feet is proposed, side yard under 25 feet where 8 feet is proposed, building projected area over 25 percent where 32 percent is proposed, multi-family use which is not permitted, and insufficient buffer abutting a residential zone.

**MEMORIALIZATION:
Board of Adjustment:**

Bovella's 22 Real Estate Group LLC, 1085 Route 22, Block 23.03, Lot 15 – Applicants proposed a site plan change of tenancy for a bakery and restaurant in the Limited Industrial Zone. Existing variance includes lot width-200 feet on Route 22 where 196 feet exists. New variances include a use variance, retail sales, front yard under 50 feet on Route 22 where 40 feet is proposed, lot coverage over 75 percent where 87.0 percent is proposed (reduced), front yard parking, insufficient loading zone, insufficient trash enclosure and parking in the side yard setback.

West Pest Control/Signarama, 1048 Route 22, Block 24.07, Lot 1 – Applicants proposed to replace an existing non-conforming roof sign. New variances include a roof sign, which is a prohibited sign, and replacement of a non-conforming sign which is treated as a new sign installation.

NOTE: The next meeting will be held on **December 27, 2016 at 7:30 p.m.**